

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
BOARD OF ZONING ADJUSTMENT



Application No. 16317 of 1776 Massachusetts Avenue Associates, L.P., pursuant to 11 DCMR 3108.1 for a special exception under Subsection 508.1 to construct a new office building in an SP-1 District at premises 1750 Massachusetts Avenue, NW (Square 158, Lots 818, 47, 48 and 49).

**HEARING DATE: February 18, 1998**

**DECISION DATE: February 18, 1998 (Bench Decision)**

**SUMMARY ORDER**

The Board provided proper and timely notice of the public hearing on this application by publication in the D.C. Register, and by mail to Advisory Neighborhood Commission (ANC) 2B and to owners of property within 200 feet of the site.

The site of the application is located within the jurisdiction of ANC 2B. ANC 2B, which is automatically a party to this application, did not submit a written statement of issues and concerns in support of the application.

As directed by 11 DCMR 3324.2, the Board has required the applicant to satisfy the burden of proving the elements which are necessary to establish the case for a special exception pursuant to 11 DCMR 508.1. No person or entity appeared at the public hearing in opposition to this application or otherwise requested to participate as a party in this proceeding. Accordingly, a decision by the Board to grant this application would not be adverse to any party.

Based upon the record before the Board, the Board concludes that the applicant has met the burden of proof, pursuant to 11 DCMR 3108 that the requested relief can be granted as being in harmony with the general purpose and intent of the Zoning Regulations and Map. The Board further concludes that granting the requested relief will not tend to affect adversely the use of neighboring property in accordance with the Zoning Regulations and Map. It is therefore **ORDERED** that the application is **GRANTED, SUBJECT** to the following **CONDITIONS**:

1. Between the hours of 11:00 p.m. and 6:00 a.m., the applicant shall not allow the building's cleaning crew to pick up trash or throw trash into dumpsters.
2. The driveway shall comply with the final approval of the Historic Preservation Review Board.

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**BZA APPLICATION NO. 16317**

As Director of the Board of Zoning Adjustment, I certify and attest that on MAR 13 1998 a copy of the order entered on that date in this matter was mailed first class, postage prepaid to each party who appeared and participated in the public hearing concerning this matter, and who is listed blow:

Allison C. Prince, Esquire  
Wilkes, Artis, Hedrick and Lane  
1666 K Street, N.W., Suite 1100  
Washington, D.C. 20006

Attested By: \_\_\_\_\_

A handwritten signature in dark ink, appearing to read "Madeliene H. Dobbins", is written over a horizontal line.

**MADELIENE H. DOBBINS**  
Director

Date: MAR 13 1998

attest/ljp